上海實業城市開發集團有限公司
SHANGHAI INDUSTRIAL URBAN DEVELOPMENT GROUP LIMITED
*(Incorporated in Bermuda with limited liability)*
**(Stock Code: 563)**

# DELAY IN DESPATCH OF CIRCULAR

Reference is made to the announcement of Shanghai Industrial Urban Development Group Limited (the "**Company**") dated 27 August 2026, in relation to the discloseable and connected transaction involving the leasing of property in Changning District, Shanghai, pursuant to the Lease Agreement entered into between Change Shanghai and the Lessor (the "**Announcement**"). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as defined in the Announcement.

As disclosed in the Announcement, a circular (the "**Circular**") containing, among other matters, (i) further details of the Lease Agreement; (ii) a letter from the Independent Board Committee to the Independent Shareholders in respect of the Lease Agreement; (iii) a letter of advice from the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders in respect of the Lease Agreement; (iv) a notice of SGM; and (v) other information concerning the Company as required under the Listing Rules was expected to be despatched to the Shareholders on or before 17 September 2026. As the Company requires additional time to prepare and finalise certain information to be included in the Circular, it is expected that the despatch date of the Circular will be postponed to a date falling on or before 9 October 2026.

By order of the Board of
**Shanghai Industrial Urban Development Group Limited**
**Huang Haiping**
*Chairman*

Hong Kong, 17 September 2026

*As at the date of this announcement, the Board comprises Mr. Huang Haiping, Mr. Li Zhonghui and Ms. Zhou Yadong as executive Directors and Mr. Doo Wai-Hoi, William, B.B.S., J.P., Dr. Fan Ren Da, Anthony, Mr. Li Ka Fai, David, M.H. and Dr. Chan Ho Wah, Terence as independent non-executive Directors.*